

AVAILABLE FOR SALE & LEASE  
40 Penn Rd. | Limerick | Montgomery County, PA

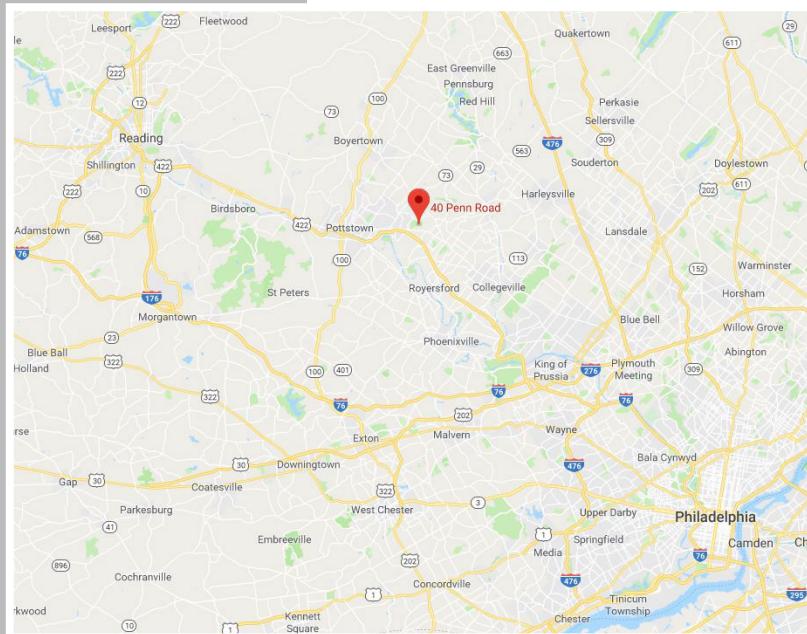
# 25,200 SF INDUSTRIAL SPACE



## 25,000 SF of Office Light Industrial Space

Contact:  
Michael Mulroy  
[mmulroy@tornetta.com](mailto:mmulroy@tornetta.com)  
**610-279-4000**

*Flex building with drive-in and tailgate loading sitting on 5.35 acres. Property is fenced and gated, with ample parking and a stoned yard area. Neighbored by 126 Industrial Parkway 15,050 SF.*



- Lot Size: 5.35 Acres
- Masonry / Metal building
- Minutes from major roads
- 21 parking spaces, plus additional truck parking
- NNN Lease
- Zoned: OLI

**TORNETTA**  
REALTY CORP.



910 Germantown Pike, Plymouth Meeting, PA 19462  
610-279-4000 / FAX: 610-275-6787

[www.TORNETTA.com](http://www.TORNETTA.com)

The foregoing information has been obtained from sources deemed to be reliable; however, no warranty or representation is made as to accuracy. This information is subject to errors, omissions, prior sale or lease, or withdrawal without notice.

# LIMERICK INDUSTRIAL SPACE | FOR SALE OR LEASE

Industrial Parkway | Limerick | Montgomery County, PA

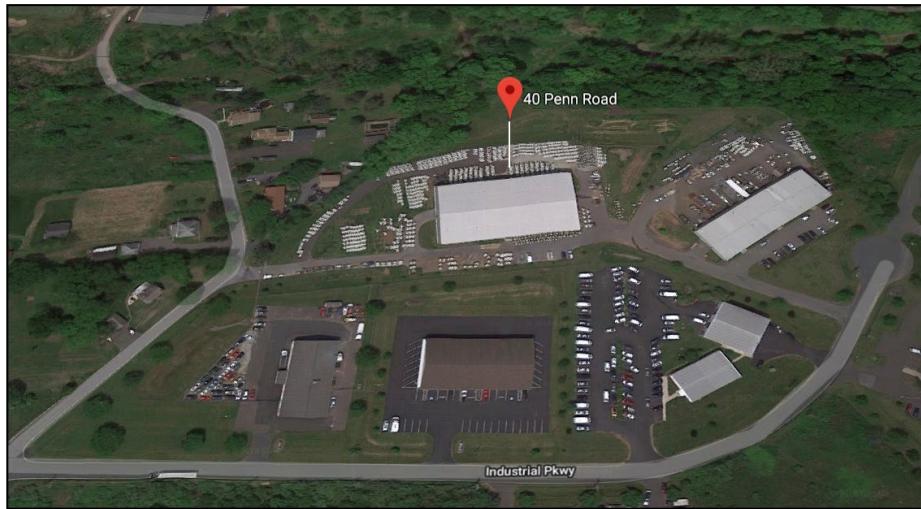
## 15,050 + 25,020 SF INDUSTRIAL SPACE



Contact:  
Michael Mulroy  
mmulroy@tornetta.com  
**610-279-4000**

**TORNETTA**  
REALTY CORP.   
910 Germantown Pike, Plymouth Meeting, PA 19462  
610-279-4000 / FAX: 610-275-6787

# Industrial Property for Lease



<b>Location:</b>	40 Penn Road Limerick Township Montgomery County, PA
<b>Bldg. Size:</b>	25,200 s.f.
<b>Lot Size:</b>	5.35 acres
<b>Zoned:</b>	OLI (Office Light Industrial)
<b>Real Estate Taxes:</b>	\$26,185.00
<b>Assessment:</b>	\$810,830.00
<b>Construction:</b>	Masonry/Metal
<b>Parcel No.:</b>	370003408002
<b>Parking:</b>	21 spaces, plus available truck parking
<b>Description:</b>	Asking \$7.50/S.F., NNN. Flex building with drive-in and tailgate loading on 5.3 acres. Property is fenced and gated, with ample stoned yard area. Close to major roads. Also available for sale, asking \$2,500,000.00.

For additional information, please contact:

Michael Mulroy  
**TORNETTA**  
REALTY CORP.  
910 Germantown Pike, Plymouth Meeting, PA 19462  
610-279-4000 / FAX: 610-275-6787  
[mmulroy@tornetta.com](mailto:mmulroy@tornetta.com)

